

---

# **Sample Wheeling Industrial Survey**

---



## 225 Larkin Dr - Wheeling Center for Ind



Location: **Larkin Commerce Center  
North Cook Ind Cluster  
North Cook Ind Submarket  
Cook County  
Wheeling, IL 60090**

Building Type: **Class B Warehouse**  
Status: **Built 1988**  
Tenancy: **Multiple Tenant**

Land Area: **2.30 AC**  
Stories: **1**  
RBA: **35,882 SF**

Management: -  
Recorded Owner: **Schultz Bros.**

Total Avail: **5,783 SF**  
% Leased: **83.9%**

Ceiling Height: **16'0"**  
Column Spacing: -  
Drive Ins: **12'0" w x 10'0" h**  
Loading Docks: **2 ext**  
Power: **200a/208v**

Crane: **None**  
Rail Line: **None**  
Cross Docks: **None**  
Const Mat: **Masonry**  
Utilities: **Gas - Natural, Heating - Gas, Sewer - City,  
Water - City**

Expenses: **2000 Tax @ \$0.66/sf**  
Parcel Number: **03-14-206-011-0000**  
Parking: **100 Surface Spaces are available**  
Amenities: **Corner Lot**

| Floor           | SF Avail      | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Use/Type |
|-----------------|---------------|-------------|------------------|-----------|------------|----------|
| P 1st / Suite 8 | 5,783/750 ofc | 5,783       | \$9.25/ig        | Vacant    | Negotiable | Direct   |

## 225 Larkin Dr - Wheeling Center for Ind(cont'd)



### Building Notes

- \* Some units have private loading docks
- \* Ample parking